

From the Ground Up



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Step-by-step construction phases.

Eastbrook Homes understands how exciting it is to build a new home! In an effort to make the process easier to understand, we've put together this step-by-step home-building guide to help you recognize the different building phases and how they all come together.

1 Your plan

The basis from which building begins is the final set of plans you have approved. A copy of this same set of plans is sent to the local municipality for its approval (called "permitting"). While your builder will handle the process with the municipality, be aware that each community has its own process for permitting and the timelines for the process will vary.



2 We start with a solid foundation

After you've selected your home site—and determined how it will sit on the property from both an engineering and aesthetic perspective—the foundation work can begin. The foundation of your home is a critical element in the

building process because it's what supports the entire structure. When constructed with care, it prevents future problems that can affect your home's safety and energy efficiency. After the ground is excavated, forms will be built and then concrete poured into each section to form the foundation walls. After the foundation has set and the form boards are removed, the framing of the home can begin.



3 Framing your home

The inner and outer walls of your home are made up of a system that includes wood beams and studs, steel posts, and the engineered, steel reinforced foundation. Some of the walls in your home are termed "structural" in nature.

This means the walls are supporting much of the weight of the structure above them. It is important to know where these walls are because they must meet specific engineering requirements. Any future modifications to your home must also take these weight-bearing wall locations into consideration.



4 House wrap

When framing is completed, house wrap is added to serve as a weather-resistant barrier, keeping rain from getting into the wall assembly and allowing air to move in and out.

5 Flooring

The flooring system of the home consists of horizontal pieces called floor joists. Today a variety of "engineered" floor joists—or floor truss systems—are used. The floor system is an important

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component to your home because the floor system manages the weight for that room including any pianos, pool tables, water beds, or other heavier pieces of furniture which may be located there. The floor deck, usually a $\frac{3}{4}$ inch oriented strand board (OSB) or plywood product, works in conjunction with the joists to create the floor. In spite of the best engineered systems and the finest craftsmanship during installation, floor squeaks can occur. This is a result of normal shrinkage in the wood and the home drying out as it assimilates to its environment and goes through its first heating and cooling seasons.



6 Roof Trusse

Like the flooring system, the roof is engineered to withstand many adverse conditions that may affect it, such as snow loads and high winds. Your roof is supported by

triangular-shaped roof trusses. These can either be specifically made for each home plan at an offsite location or job-built systems (sometimes a combination of the two.) It's important to know that typical engineered trusses are not designed to carry floor weight. If you're planning on attic storage and usage, it's important to use trusses designed for this purpose.



7 Windows

The windows are installed after the house wrap. Proper window installation is critical to ensure that your home's "envelope" elements work together as designed for optimum comfort and energy efficiency.

8 Roofing

The roofing is also applied after framing. First, the roofers install the various required underlayments (felt paper, ice and water shield, etc), and then the shingles are added. Shingles can be installed year-round, but typical asphalt-based shingles require a couple of warm days to help them properly adhere and attach themselves to the row underneath.



9 Interior Finishing

Here's where the fun part begins. Every selection you've made with the help of our Interior Designers in Eastbrook's award-winning Home Creation Studio for interior finishes, colors, countertops, flooring choices, and appliances—in every room of your new home—can now be completed.